



Development Services

1775 12th Ave NW
Issaquah, WA 98027
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issaquahwa.gov

Land Use Review Fee Schedule

Pre-Application Services

Pre-Application Conference	\$1,200.00
<i>(covers up to (2) pre-application meetings)</i>	
Community Conference	\$1,200.00
Preliminary Plat Pre-application Conference	\$1,600.00
<i>(includes Neighborhood Meeting)</i>	

Land Use Review

Home Occupation	
Level 2	\$500.00
Accessory Dwelling Units	\$500.00
Administrative Adjustment of Standards	
Single Family and Signs	\$750.00
Other	\$2,000.00
Administrative Site Development Permit	
Minor: <i>Minor Changes to Facades, Awnings, Espresso Carts, Changes in Use, Mechanical Equipment, Painting in the CBD, Review of Nonconforming Situations</i>	
Level 1	\$800.00
Level 2	\$2,500.00
Major: <i>Major Commercial Exterior Modifications or Remodels, Substantial Commercial Additions, Utility Facilities, New Duplexes</i>	
Level 1	\$2,500.00
Level 2	\$3,000.00
New: <i>New Commercial or Multifamily Developments</i>	
Level 1	\$15,000.00
Level 2	\$17,000.00
Site Development Permit	\$22,000.00
Master Site Plan	\$40,000.00
Major Amendment	\$25,000.00
Minor Amendment	\$4,000.00

Note: These fees include a 1.3% ePlan Surcharge Fee to fund web-based electronic permit services in partnership with cities in Puget Sound that form the eCityGov Alliance (Ordinance #2608). ¹ Not subject to 1.3% ePlan Surcharge Fee.

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Variance

Single Family / Duplex	\$11,000.00
Sign	\$10,000.00
Other	\$22,000.00

NOTE: For Variances, the applicants are responsible for 100% reimbursement of Hearing Examiner costs. This requires a \$2,000.00 deposit in addition to the submittal fee at the time of application submittal.

Landscape Permit	\$2,500.00
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Shoreline Permits

Substantial Shoreline Development Permit

Single Family / Duplex	\$2,500.00
Single Family / Duplex w/ Assoc. Land Use Permit.....	\$1,250.00
Other	\$10,000.00
Other w/ Assoc. Land Use Permit.....	\$5,000.00

Shoreline Conditional Use

Single Family / Duplex	\$1,250.00
Other	\$2,500.00

Shoreline Variance

Single Family / Duplex	\$1,250.00
Other	\$2,500.00

Shoreline Exemption

Single Family / Duplex	\$200.00
Other	\$2,500.00

Shoreline Revision

Single Family / Duplex	\$1,250.00
Other	\$2,500.00

Sign Permits

Temporary.....	\$25.33
A-Frame (before October 1)	\$126.63
A-Frame (on or after October 1)	\$63.31
Permanent	
Valued Between \$1 and \$999.99	\$120.00
Valued Between \$1,000 and \$1,999.99	\$360.00
Valued over \$2,000	\$540.00
Additional Plan Check Fee for Freestanding Signs and signs valued over \$1,000.00.....	50% of Permit Fee
Additional State Surcharge for Signs ¹	\$4.50

NOTE: Within the Cultural and Business District (CBD), if an existing cabinet sign is being removed, the permit fees for the new sign shall be waived.

Subdivisions

Preliminary Plat < 15 Lots	\$17,000.00
Preliminary Plat > 15 Lots	\$22,000.00
Final Plat	\$5,000.00

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Plat Alteration	\$5,000.00
Short Plat	
Single Family / Duplex	\$7,500.00
Other	\$15,000.00
Binding Site Plan	\$15,000.00
Lot Line Adjustment	
Single Family / Duplex	\$1,500.00
Other	\$3,000.00

Policy Planning Review

Comprehensive Plan Amendment ¹	Staff Hours at \$100.00/ hour
Property Rezone	Staff Hours at \$100.00/ hour
Pre-Annexation Agreement.....	Staff Hours at \$100.00/ hour
Annexation: Initial Request to the City Council ¹	Staff Hours at \$100.00/ hour
Annexation: ¹ Processed through Boundary Review Board, including Council Action.....	Staff Hours at \$100.00/ hour*

NOTE: For Annexations going to the Boundary Review Board, a **\$2,000.00 deposit toward the hourly fee will be required at the time of application submittal.*

Appeals

Appeal	\$500.00
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State Environmental Policy Act (SEPA) Review Fees

If Land Use Fees Total Less Than \$1,000	
Single Family / Duplex	\$250.00
Other	\$500.00
If Land Use Fees Total Between \$1,000 and \$5,000	\$750.00
If Land Use Fees Total More Than \$5,000	\$1,000.00

Transfer of Development Rights

Receiving Site Project Review	\$1,250.00
TDR Certification Review	\$550.00
Request for New Sending or Receiving Site.....	\$4,000.00

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Transportation Concurrency Application Fee

Number of Net New PM Peak Hour Trips	Fee
Less than 30.....	\$0
30 or more	Concurrency Modeling Fee

Concurrency Modeling Fee

Concurrency Modeling Run \$4,052.00* + \$400.00 Application Fee
(Required for 30 or more Net New PM Peak Hour Trips)

NOTE: The City will notify the applicant if the cost of the model run will exceed the \$4,052 modeling fee because of the size, scope or complexity of the project to be modeled. This notice shall include an estimate of the cost to run the model and the applicant shall be required to deposit this amount with the City prior to the model run. Any unused amount of the deposit shall be returned to the applicant. Any subsequent model runs will require an additional fee.

Tree Removal Permit

Tree Removal Permit	\$243.12
Tree Removal Permit: Retroactive	\$486.24
Tree Removal Permit: Hazardous Trees	no fee
Tree Removal Form:	no fee
Tree Removal Form: Retroactive	\$60.78

Miscellaneous

Permit Extension Request (without plan change)	\$50.65
Permit Extension Request (with plan change)	Applicable permit fee commensurate with required plan change

Zoning Verification Letter ¹ \$100.00

Development Agreement Staff Hours at
\$100.00/ hour

Extended Service Fee..... Staff Hours at
\$100.00/ hour

Periodic Review Staff Hours at
\$100.00/ hour

Examples of Periodic Review include, but are not limited to, annual review of Home Occupation compliance and Landscape Re-Inspections.

Consultant Fees:

In the review of a land use permit application, the City may determine that such review requires the retention of professional consultant services. In addition to the above land use fees that an applicant is required to submit, the applicant shall also be responsible to reimburse the City for the cost of professional consultant services if the City determines such services are necessary to complete its review of the application submittal. The City may also require the applicant to deposit an amount with the City which is estimated, at the discretion of the Planning Director, to be sufficient to cover anticipated costs of retaining professional consultant services and to ensure reimbursement to the City for such costs.

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